



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711 (608-270-4200)

SMARTCODE NEW COMMUNITY REGULATING PLAN APPLICATION (ARTICLE 3)

1. Location of Property:

Street Address: OL 12, Nine Springs
Legal Description - (Metes & Bounds, or Lot No. And Plat): _____

2. Community Unit Type (mark all that apply): ☐ CLD or ☐ TND or ☒ TOD

3. Applicant shall submit one or more maps, explanatory text and statistical information describing the following for each Community Unit in the Regulating Plan area:

- | | |
|-------------------------------------|----------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | 1. Transect zones & allocations |
| <input checked="" type="checkbox"/> | 2. Density calculations (anticipated) |
| <input checked="" type="checkbox"/> | 3. Civic zones |
| <input checked="" type="checkbox"/> | 4. Thoroughfare network (include thoroughfare types and block sizes) |
| <input checked="" type="checkbox"/> | 5. Special Districts, if any |
| <input checked="" type="checkbox"/> | 6. Special Requirements, if any |
| <input checked="" type="checkbox"/> | 7. All requests for Administrative Waivers, if any |
| <input checked="" type="checkbox"/> | 8. All requests for Administrative Approvals, if any |

*** Also submit all mapping in either CADD or GIS files

4. Aerial photo of existing site

Current Owner(s) of Property: Green-Tech Land Company, LLC Attn: Chris Armstrong

Address: 120 E Lakeside St, Madison WI 53715 Phone No.: 608.294.4080

Contact Person: Suzanne Vincent, Vierbicher E-mail: svin@vierbicher.com

Address: 999 Fourier Drive Ste 201, Madison WI 53717 Phone No.: 608.821.3963

Respectfully Submitted By: Suzanne M. Vincent Date: 08.23.2018

Owner's or Authorized Agent's Signature

*(If multiple owners, application shall include statement of consent by all property owners)

PLEASE NOTE – Applicants shall be responsible for legal or outside consultant costs incurred by the City. It is the responsibility of the owner/applicant to insure compliance with all local and state requirements.

*Application shall be accompanied by one (1) PDF document of complete submittal, one (1) full-size set of plans, two (2) reduced sets of plans (11" x 17"), and the required CADD or GIS files for mapping

FOR CITY USE ONLY

Date Received: 8/23/18 Permit Request No.: Article 5 Amendment 8

Conditions:
Comments: 1. No other permit or approval is waived or deemed satisfied except for the approval provided herein.

2. Approval is based on Article 3 plan set dated August 23, 2018.

3. Approval is for specific amendments represented in this Article 3 plan request. Prior approvals and conditions remain in effect for areas and items not modified by this amendment.

APPROVED

8BB
10-1-18



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711 (608-270-4200)

SMARTCODE ADMINISTRATIVE WAIVER APPLICATION

AW #11

Unmatched TZone SD2:T5 on Lacy

Location of Property: OL 12
Street Address: _____
Legal Description - (Metes & Bounds, or Lot No. And Plat): _____

Administrative Waiver Details:

1. Administrative Waiver Application shall be submitted concurrent with a SmartCode Rezoning Application, a Regulating Plan Application or Site/Building Plan Application.
2. All documentation, including maps, text, drawings and statistical data that the applicant wishes to be considered in support of their Waiver(s) should be submitted with this application.

Administrative Waiver Checklist:

- ☒ 1. Describe each specific Waiver requested, including citation of the provision from Chapter 23 SmartCode District, clearly noting what was required by the Code, what is proposed and the difference.
- ☒ 2. Describe why each Waiver is requested. Why can the current regulations not be met?
- ☒ 3. Describe any mitigation strategies to offset the effect of the relief requested.

The preceding information is considered to be the minimum information for submission, and the Zoning Administrator may require additional information for review.

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APPROVED

BBB 10-1-18

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Date Received: 8/23/18

Comments: Per 3.4.3, unmatched Transect Zones are limited to 15% of the respective Transect zone block perimeter, unless greater level is approved by Admin. Waiver. SD2 is a new Special District. It is approved to be 20% unmatched, as it will be added to the regulating plan only as needed.



August 23, 2018

Susan Badtke, City Planner
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

Re: Nine Springs Article 3 Amendment 8 Submittal

Dear Ms. Badtke:

Attached is Amendment #8 to the Regulating Plan for the Nine Springs (Uptown) Neighborhood. This amendment adjusts the proposed layout in the area of Outlot 12, which includes blocks 5-6 and 17-19. The proposed layout includes:

- Removal of a portion of B-grid street within the area of block 18
- Introduction of a new SD2 transect zone
- Reduction of SD1 area on block 18 to accommodate new SD2 area

The street network revision results in the consolidation of some blocks and thus the removal of blocks 5, 17 and 19. For purposes of continuity with past and future amendments to this area, these blocks have simply been eliminated rather than renumbering all subsequent blocks.

This change is to accommodate the needs of anticipated near-term developments within the amendment area. This amendment includes one request for Administrative Waiver (#11).

Administrative Waiver #11 is requested for unmatched transect zone over 15% for the SD2 area. Because this T-zone is new and specific to research/production uses, it will be added to the regulating plan only as needed and thus does not meet the current transect zone matching requirement (20% of the SD2 block perimeter is unmatched across a primary thoroughfare). See Transect Zone Allocation map (page 3) in the attached application materials.

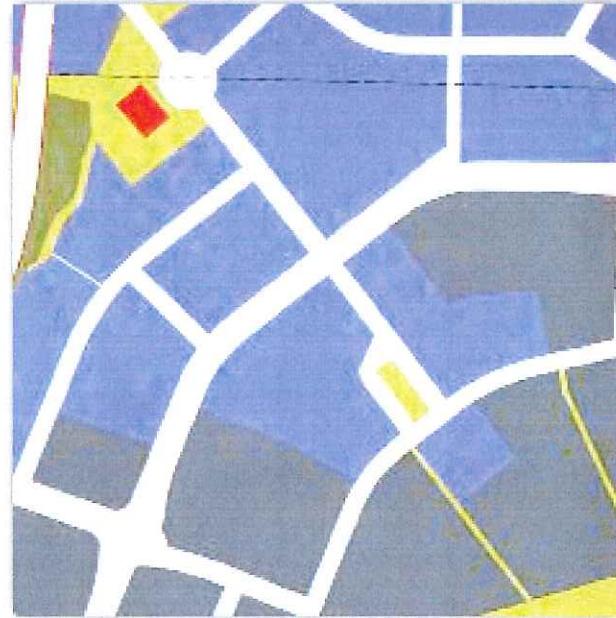
Please feel free to contact me at 821-3963 or svin@vierbicher.com to discuss the Regulating Plan Amendment.

Sincerely,

Suzanne Vincent, PLA

CC: Joe Doyle

Attachments: Regulating Plan (pdf)
SmartCode New Community Regulating Plan Application (pdf)
Administrative Waiver #11 Application



N I N E S P R I N G S
Fitchburg, Wisconsin

SMARTCODE - ARTICLE 3 APPLICATION
MARCH 16, 2011

AMENDMENT 8 - August 23, 2018



Amendment & Plat Prepared By:
vierbicher
planners engineers advisors



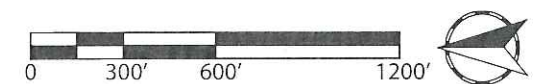
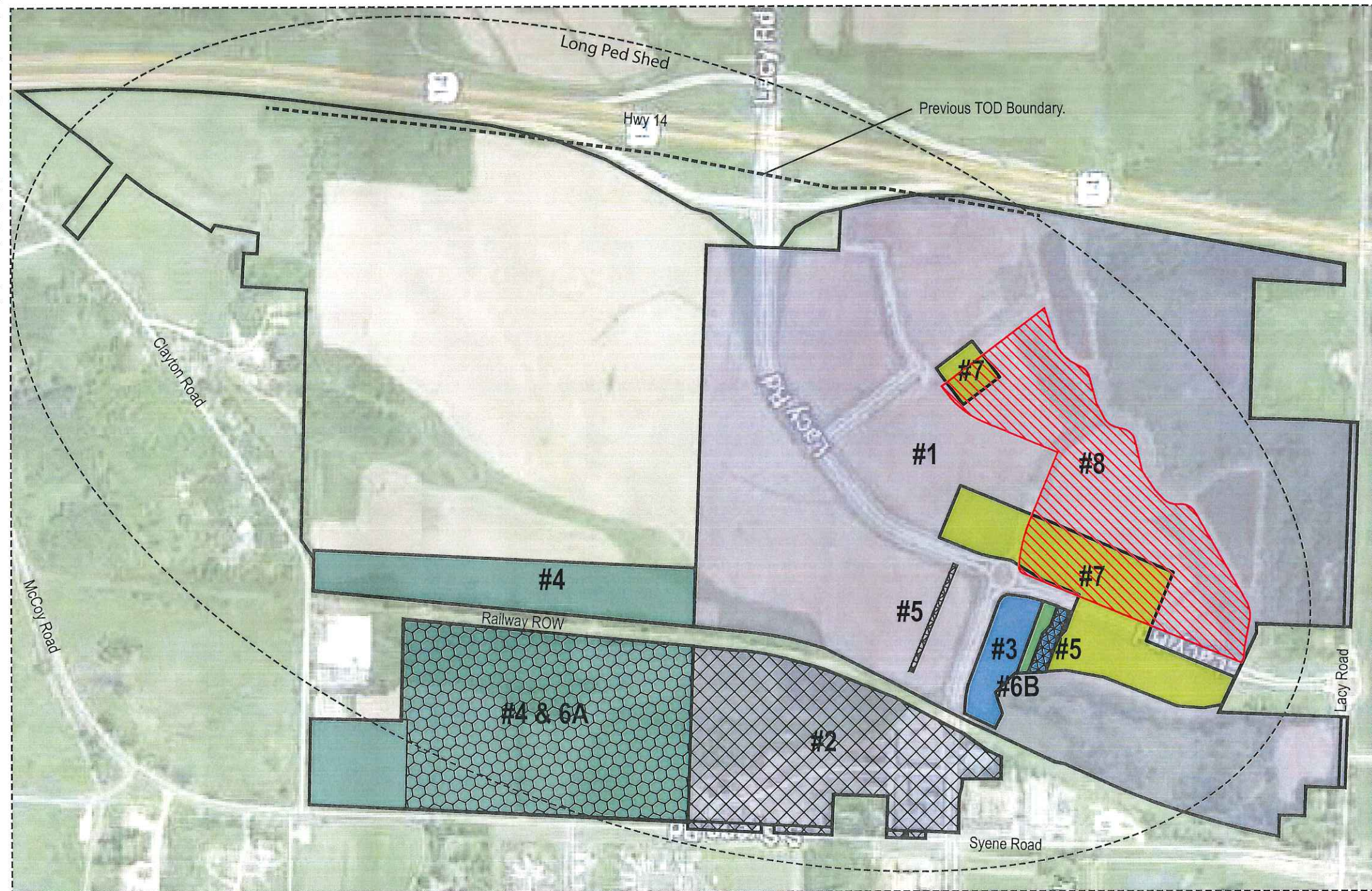
APPROVED
BBB 10-1-18
w/ conditions of
Article 3 plan approval.

3.3.3 Transit Oriented Development (TOD)

- a. A Transit Oriented Development (TOD) shall be permitted within the G-3 Intended Growth Sector and the G-4 Infill Growth Sector.
- b. A TOD within the G-3 Intended Growth Sector shall be structured by one Long Pedestrian Shed or Linear Pedestrian Shed and shall consist of no fewer than 80 acres and no more than 640 acres.
- c. A TOD shall include Transect Zones as allocated on Table 2a and Table 3.
- d. For larger sites, a TOD may be adjoined without buffer by one or more TNDs, each subject to the individual Transect Zone requirements for TND as allocated on Table 2a and Table 3. The simultaneous planning of adjacent parcels is encouraged.
- e. Any TOD on an existing or projected Transit network is permitted the higher Density represented by the Effective Parking allowance in Section 5.9.2d.

Neighborhood Area = 376.0 acres

- #0 Amendment Number
- Current Amendment Area
- Amendment Area #1
- ▨ Amendment Area #2
- Amendment Area #3
- Amendment Area #4
- ▨ Amendment Area #5
- ▨ Amendment Area #6A
- Amendment Area #6B
- Amendment Area #7
- TOD Boundary



NINE SPRINGS FITCHBURG, WISCONSIN

SMARTCODE ARTICLE 3 APPLICATION - MARCH 16, 2011

AMENDMENT 8 - AUGUST 23, 2018

EXISTING SITE

Scale 1" = 600'

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3.4 TRANSECT ZONES

3.4.1 Transect Zones shall be assigned and mapped on each New Community Regulating Plan according to the percentages allocated on Tables 2a and 3.

Tables 2 & 9 Requirements for a TOD:

TABLE 3-A TRANSECT ZONE PERCENTAGE						
T-zone	T3	T4	T5	SD1	SD2	Total
Acres	4.1	47.9	94.9	40.7	10.4	198*
Required	20% max.	20 – 50%	40 – 60%	30% max.		
Provided	2.1%	24.2%	47.9%	25.8%		100%

* net site area

3.4.3 Transect zones shall, to the extent practical, be designed so that the same Transect zone designation is on opposite sides of a primary thoroughfare. Where this is not practicable, such arrangement shall be limited to no more than 15% of the respective Transect zone block perimeter, unless a greater level is allowed by Administrative Waiver.

* Administrative Waiver #1 (prior approval) for SD1 across from T5 along Lacy Road. More of this area is now matching.

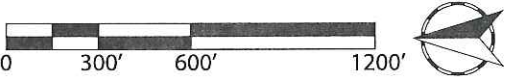
* Administrative Waiver #3 (prior approval) for SD1 across from T5 along Greenmarket Place and Cheryl Parkway.

* Administrative Waiver #11 requested for SD2 across from T5 along Lacy Road.

TABLE 3-C UNMATCHED TRANSECT ZONES			
T-zone	Frontage	Unmatched	%
SD2	4,488	899	20%
SD1	12,858	1533	11.9%
T5	42,159	3,104	7.4%
T4	27,831	669	2.4%
T3	5,042	218	4.3%

3.4.5 Where more than one type of Transect Zone of T3, T4, or T5 exists in a block, the Transect Zone with the greatest area in the block shall be used to determine the maximum block perimeter. If equal, the lower Transect Zone number shall control.

TABLE 3-D SPLIT BLOCK T-ZONE AREA											
Block #	Total Area	SD2	%	SD	%	T5	%	T4	%	T3	%
2	10.7			6.5	60.7%	4.2	39.3%				
8	4.9			2.6	61.9%	1.6	38.1%				
18	20.2	10.4	51.5%	9.8	48.5%						
22	3.0					1.6	53.3%	1.4	46.7%		
23	3.3					1.4	42.4%	1.9	57.6%		
27	4.2					2.9	69%	1.3	31%		



NINE SPRINGS FITCHBURG, WISCONSIN

SMARTCODE ARTICLE 3 APPLICATION - MARCH 16, 2011

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TRANSECT ZONE ALLOCATION

Scale 1" = 600'

3.5 CIVIC ZONES

3.5.1 General

d. A Civic Zone(s) shall not occupy more than 20% of a Pedestrian Shed, otherwise it is subject to the creation of a Special District.

No single Civic Space exceeds 2.94% of the Pedestrian Shed.

3.5.3 Civic Space (CS) Specific to T3-T5 Zones

a. Each Community Unit shall assign at least 5% of its Urbanized area to Civic Space.

see 3.5.3f on page 5 for calculation.

b. Civic Spaces shall be designed as generally described in Table 8, approved by Administrative Approval, and distributed throughout Transect Zones as described in Table 2e.

See page 5 for details.

#13: Conservancy – 2.04 acres – Table 8 specifies that Conservancy should be a minimum of 8 acres.

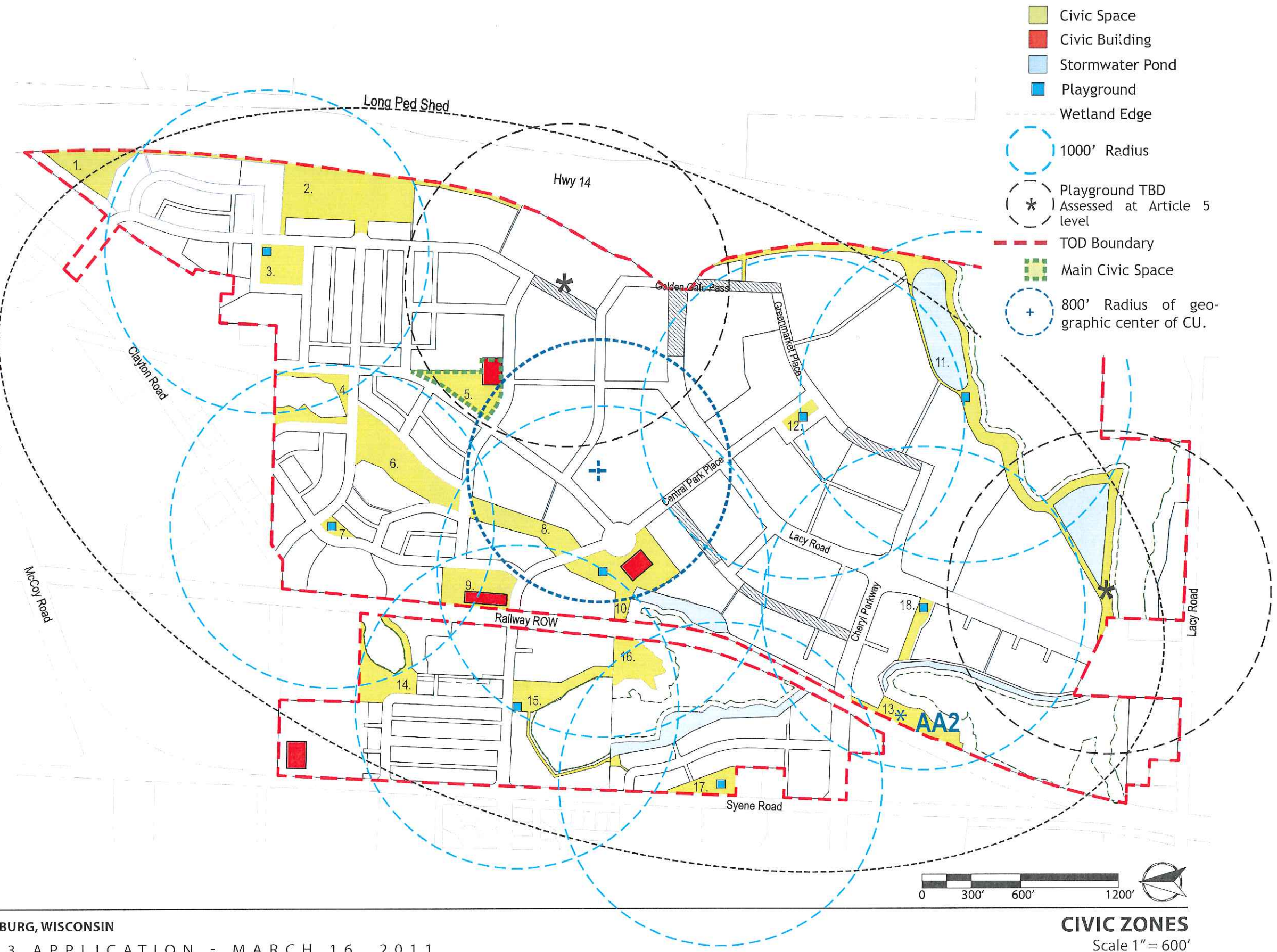
* Admin Approval #2 (prior approval) as per 3.5.3.b.

d. Each Community Unit shall contain at least one Main Civic Space located within 800 feet of the geographic center of each Community Unit, unless a greater distance is approved by Administrative Waiver. A Main Civic Space shall conform to one of the types specified in Table 8d – 8f.

#5 meets the requirement for the Main Civic Space for the Community Unit.

e. Within 1,000 feet of every Lot in Residential use, a Civic Space designed and equipped as a playground shall be provided. A playground shall conform to Table 8g.

Playground Locations shall be more closely assessed at the Article 5 level.



NINE SPRINGS FITCHBURG, WISCONSIN

SMARTCODE ARTICLE 3 APPLICATION - MARCH 16, 2011

AMENDMENT 8 - AUGUST 23, 2018

CIVIC ZONES

Scale 1" = 600'

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i. Types 8c – 8f used to meet the minimum 5% required Civic Space under 3.5.3(a) shall provide a minimum of 50%;

ii. Types 8c – 8f shall provide a minimum of 20% when in addition to the minimum Civic Space;

NOTE: Hwy. 14 is counted as a Thoroughfare perimeter for Civic Space 1, 2, and 11. The rationale is the visibility of the space is greatly enhanced by the frontage, and thus increases the use by the entire community. This was previously approved in the March 16 application.

TABLE 5-C Neighborhood Park			
CS	Acres	Permitted Area	Thoroughfare Perimeter %
15. Neighborhood Park	1.73	4 - 5	20%

* Administrative Waiver #4 (prior approval), thoroughfare perimeter.				
12.	Plaza	SD	T5, SD1	0.4 acres
13	Conservancy	T1	T1, T2, T3	2.04 acres

* Administrative Approval #2 (prior approval)				

* Administrative Approval #8 (prior approval) for Neighborhood Park in T5

16.	Conservancy	T1	T1, T2, T3	2.20 acres
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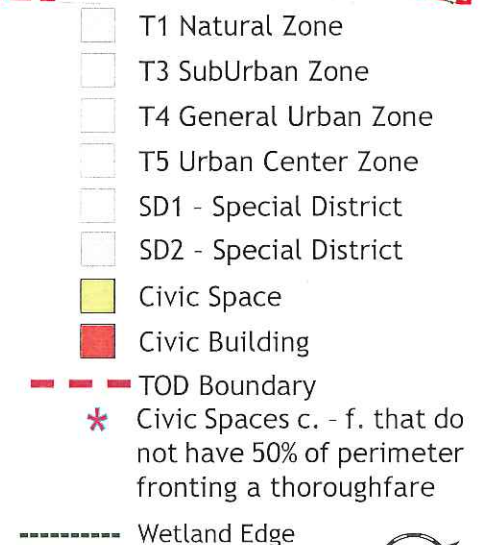
perimeter is 1,375 ft.. – 61% of which is T1

Total Civic / Park Space	40.2 acres
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Urbanized acres	198
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Urbanized area % Civic/Park	20.3%
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Urbanized area % Civic	5.3%
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3.5.4 Civic Buildings (CB) Specific to T3–T5 Zones

a. The applicant shall covenant to construct a Meeting Hall or a Third Place within one block of the Main Civic Space of each Community Unit. Its corresponding Public Frontage should be equipped with a shelter and bench for a transit stop.

#1. Meeting Hall or Third Place

b. One Civic Building Lot shall be reserved for an elementary school. It shall be reserved up to five (5) years after the date of Common Council acceptance of public improvements for the phase in which it is located for the construction of a neighborhood school. After this period of time the developer, if unused may sell it. The school site may be within any Transect Zone except T1.

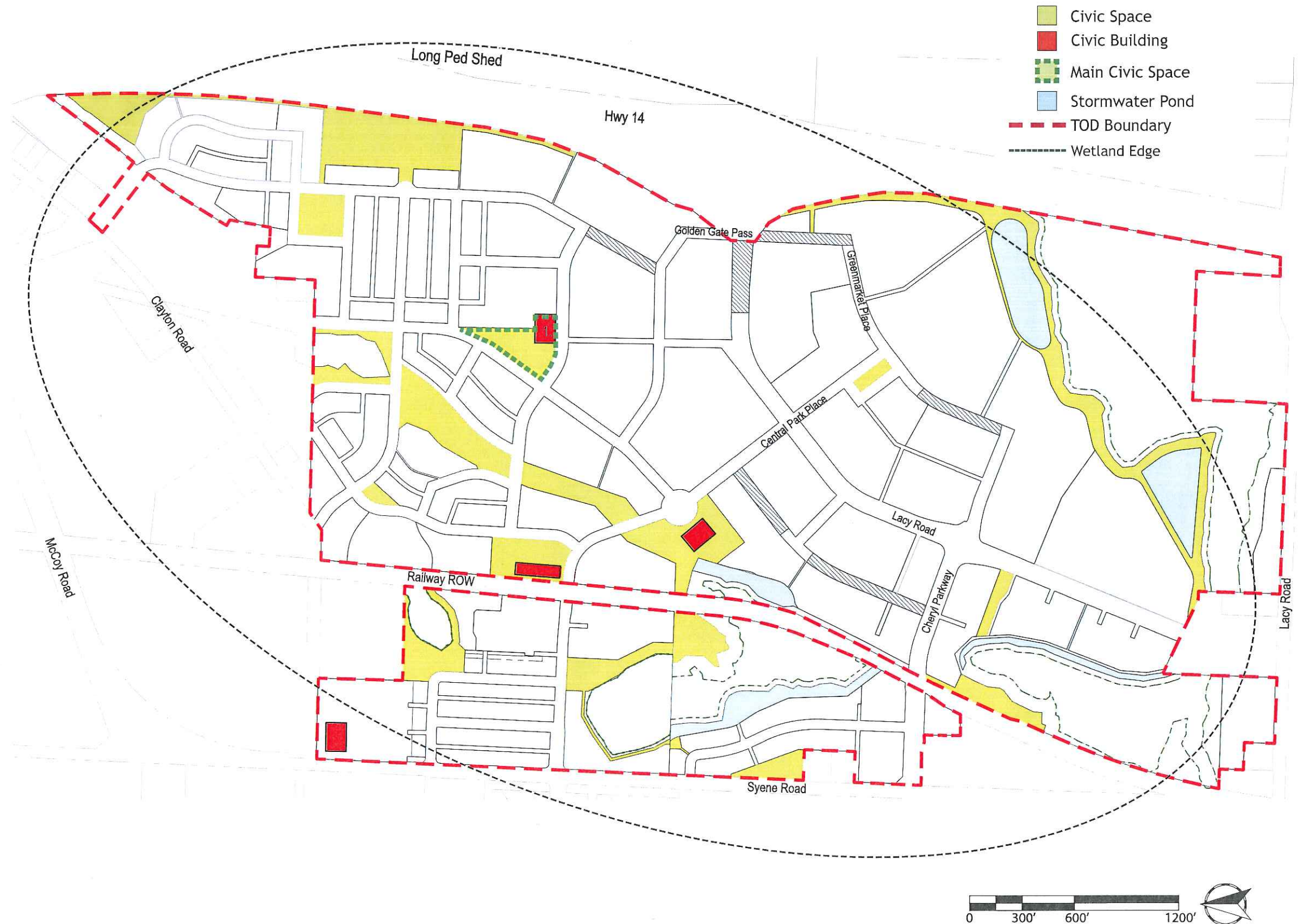
**Administrative Waiver (rezoning) for 3.5.4.b. (prior approval)*

c. Civic Building sites should not occupy more than 20% of the area of each Pedestrian Shed.

Civic Building sites total 13.26 acres or 6.7% of the Net Site Area.

d. Civic Building sites should be located within or adjacent to a Civic Space, or at the axial termination of a significant Thoroughfare.

All Civic Building sites are located within or adjacent to a Civic Space, and the Meeting Hall or Third Place is also the axial termination of a thoroughfare with views from Lacy Road. The future train station is a deflected vista from westbound Ninebark, and the civic building at the roundabout on Ninebark terminates the major southbound thoroughfare from the northern neighborhood.



NINE SPRINGS FITCHBURG, WISCONSIN

SMARTCODE ARTICLE 3 APPLICATION - MARCH 16, 2011

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CIVIC BUILDINGS

Scale 1" = 600'

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3.7 THOROUGHFARE STANDARDS

3.7.1 General

- c. Thoroughfares shall be designed in context with the urban form and desired design speed of the Transect Zones through which they pass.
- f. Thoroughfares shall connect wherever possible to those on adjacent sites. Cul-de-sacs shall be subject to approval by Administrative Approval to accommodate specific site conditions only.
- g. See page 8.
- h. Thoroughfares along a designated B-Grid may be exempted by Administrative Waiver from one or more of the specified Public Frontage or Private Frontage requirements. See Table 14.
- k. Thoroughfare types ST-45-22 and AV-80-40 shall only be used where approved by the Fitchburg Fire Chief.

3.7.2 Vehicular Lanes

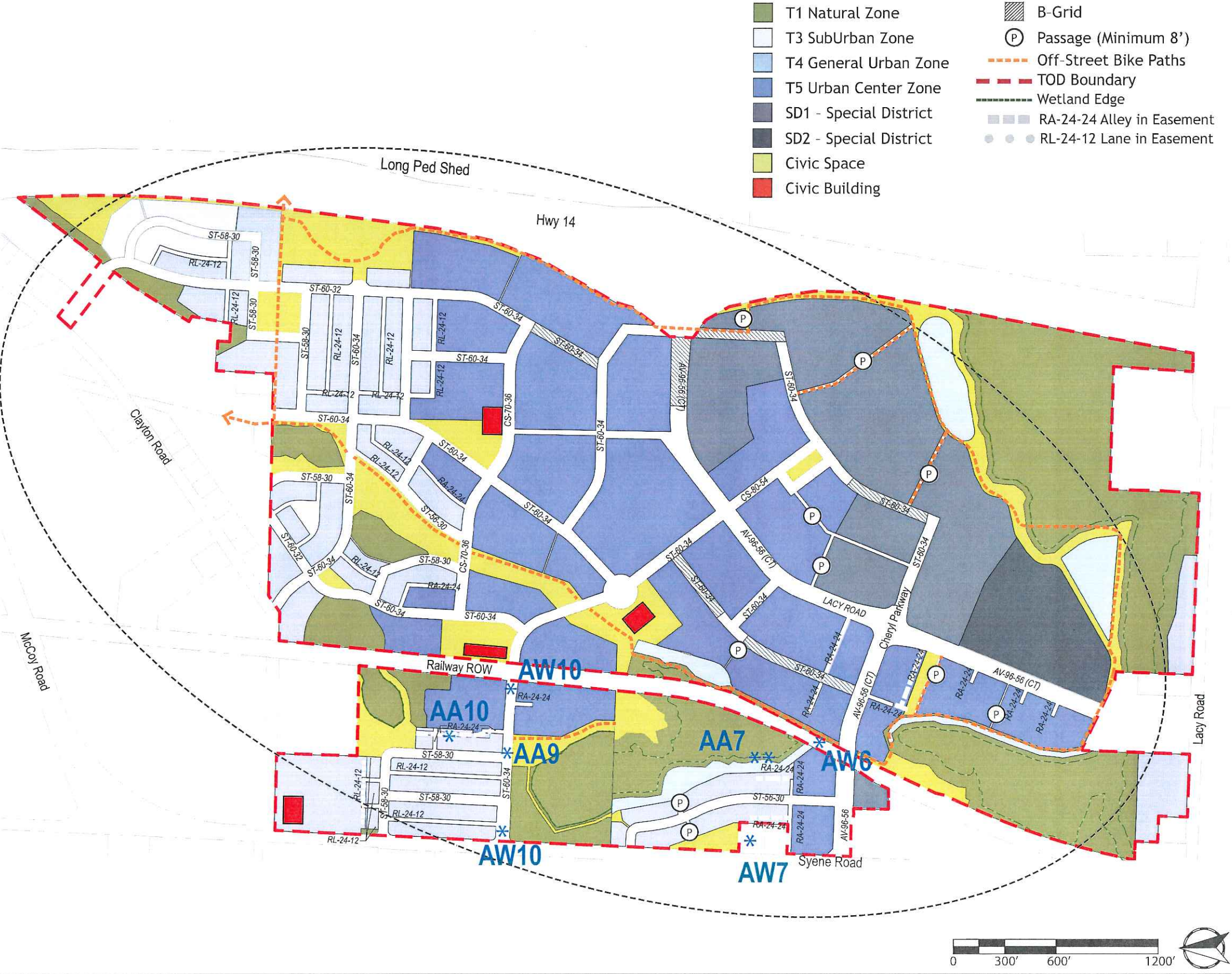
- b. A bicycle network consisting of Mountain Bike Trails, Bicycle Routes, Shared Use Trails, Shared Use Paths, Bicycle Lanes, Bicycle Boulevards, Cycle Tracks, and Shared Use Lanes should be provided throughout as defined in Article 6 Definitions of Terms and allocated as specified in Table 2d with context-appropriate bikeway enhancements as specified in Table 2A.

3.9 SPECIAL REQUIREMENTS

3.9.1a. ...The Frontages assigned to the B-Grid shall not exceed 30% of the total length of Frontages within a Community Unit.

TABLE 7-A B-GRID FRONTAGE	
Total Frontages	90,887
B-grid Frontages	5,831
B-grid Percentage	6.4%

- * Administrative waiver # 6 (prior approval) for 18' width.
- ** Administrative approval #7 (prior approval) for RA in/adjoining T4.
- * Administrative Approval #9 (prior approval) for continuous planter instead of tree wells in the terrace area of ST-60-34 Thoroughfare Assembly per 3.7.1.p.
- * Administrative Approval #10 (prior approval) for RA-24-24 Assembly in T4 adjacent to T5 per Table 4.
- * Administrative Waiver #10 (prior approval) to vary from standard thoroughfare assembly to accommodate existing conditions (RR crossing and existing intersection design) per 3.7.1.m.



3.4 TRANSECT ZONES

3.4.5 Where more than one type of Transect Zone of T3, T4, or T5 exists in a block, the Transect Zone with the greatest area in the block shall be used to determine the maximum block perimeter. If equal, the lower Transect Zone number shall control.

3.7 THOROUGHFARE STANDARDS

3.7.1 General

e. The Thoroughfare network shall be designed to define Blocks not exceeding the size prescribed in Table 2c. ...Block perimeter at the edge of the development parcel shall be subject to approval by Administrative Approval. Block perimeters may be reduced by Passages not more than 20% of each Transect Zone.

TABLE 8-A TABLE 2C BLOCK PERIMETERS	
T3	2400 feet max
T4	2300 feet max
T5	2050 feet max*
SD1	3000 feet max
SD2	4600 feet max

*2500 feet max with parking structures

TABLE 8-B SPLIT BLOCKS						
Block #	T3	T4	T5	SD1	SD2	Perimeter max.
2			4.2	6.5		3000
8			1.6	2.6		3000
18				9.8	10.4	4600
22		1.4	1.6			2050
23		1.9	1.4			2300
27		1.3	2.9			2050

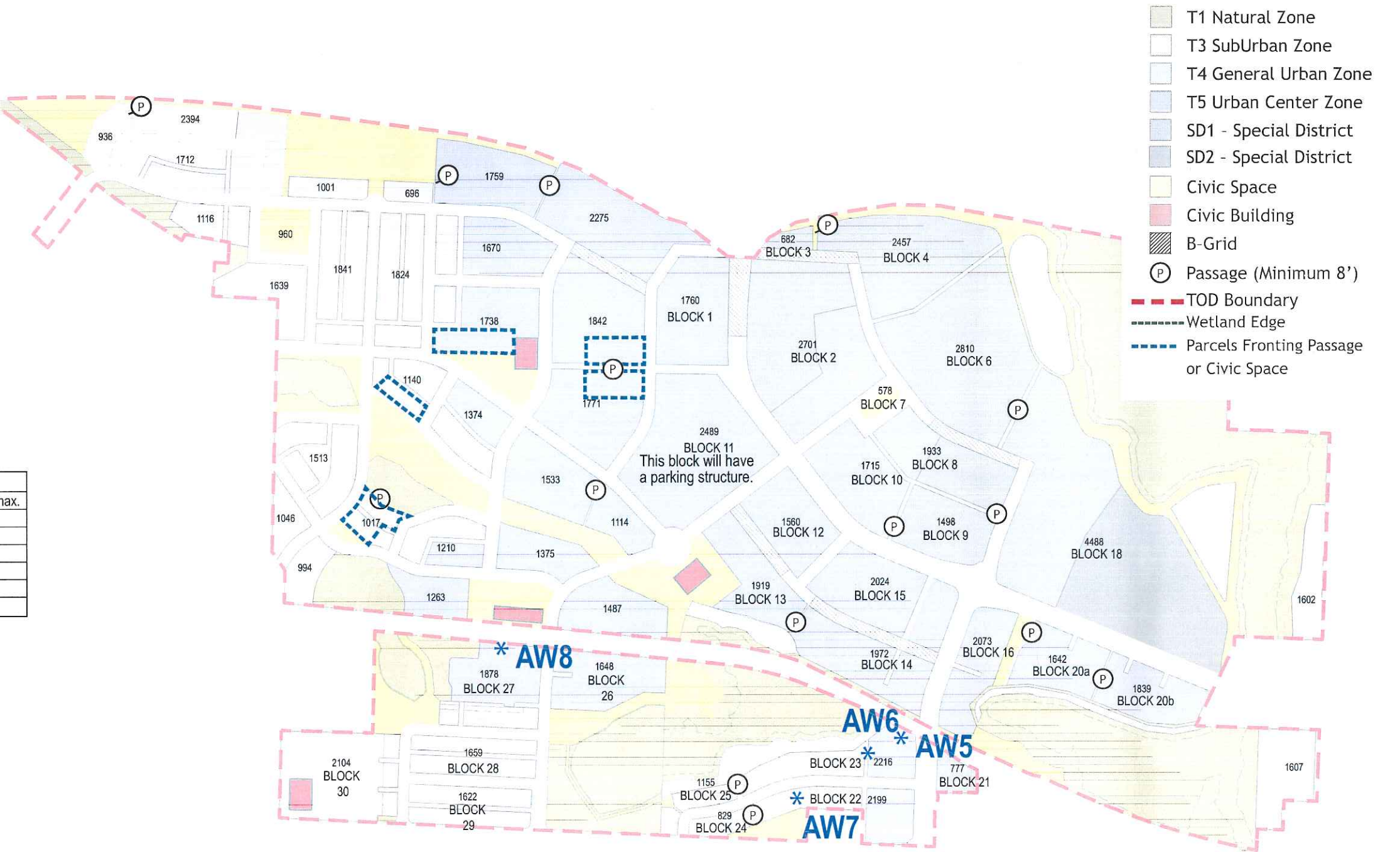
g. Each Lot shall Enfront a vehicular Thoroughfare, except that 20% of the Lots within each Transect Zone may Enfront a Passage or a Civic Space.

TABLE 8-C PASSAGE LOTS			
T-Zone	Area	Area of Lots not facing Thoroughfare	Percentage
T4	47.9	1.4	2.9%
T5	94.9	3.1	3.3%

TABLE 8-D PASSAGE REDUCTION			
T-Zone	Block Perimeter	Perimeter Reduced by Passage	Percentage
T3	5,042 ft	241 ft	4.8%
T4	27,831 ft	670 ft	2.4%
T5	42,159 ft	2,253 ft.	5.3%
SD1	12,858 ft.	3980ft.	31%

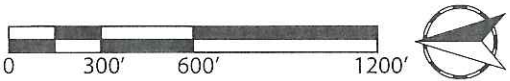
*Admin Approval #6 (prior approval) as per 3.7.1.e.

* NOTE: The Passages in Block 10 are place holders for future block division. It is anticipated this block will be finer grained as end users are identified. This will change the SD1 Passage reduction percentage to 15%.



* Administrative Waiver # 5 (prior approval) for block perimeter
* Administrative Waiver # 6 (prior approval) for pavement width of RA-24-24 in Block 23.
* Administrative Waiver #7 (prior approval) for Lot Width of Lots 24, 25, and 33 in Uptown Village.
* Administrative Waiver #8 (prior approval) for

Block Perimeter- Blocks 2 and 28.



NINE SPRINGS FITCHBURG, WISCONSIN

SMARTCODE ARTICLE 3 APPLICATION - MARCH 16, 2011

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BLOCK SIZE

Scale 1" = 600'

3.8 DENSITY CALCULATIONS

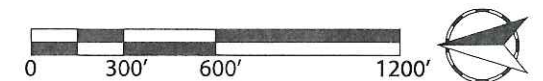
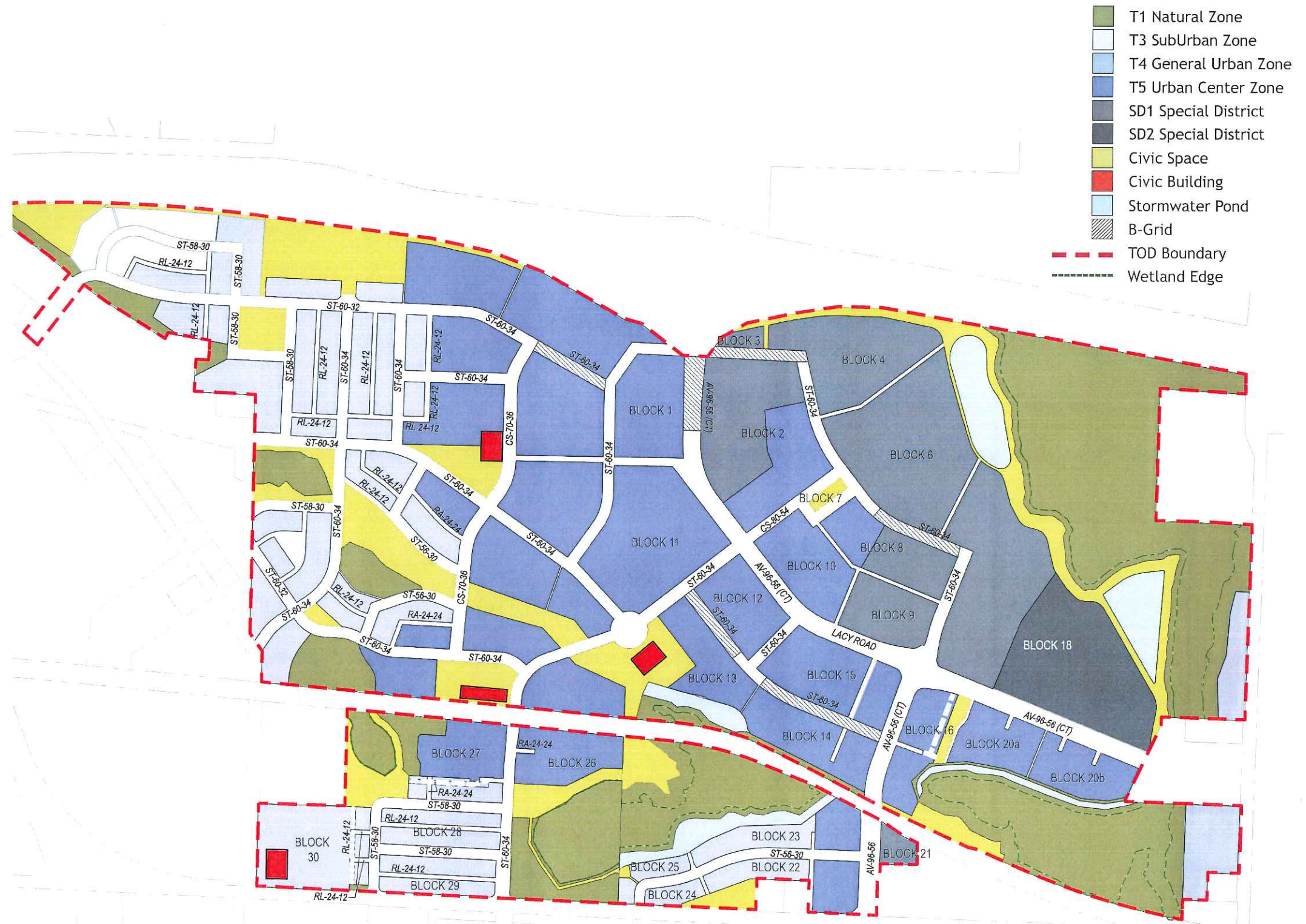
3.8.1 The Net Site Area shall be allocated to the various Transect Zones according to the parameters specified in Table 2a.

See page 3.

3.8.2 Base Residential Density shall be expressed in terms of housing units per acre as specified for the area of each Transect Zone by Table 2b.

	Area ac.	DUA net Table 2b		Dwelling Units	
		min	max	min	max
T3	4.1	3	8	13	32
T4	47.9	6	12	288	574
T5	94.9	12	n/a	1,140	n/a
SD1	39.2	n/a	12	n/a	98
SD2	10.4	0	0	0	0
Total				1,442	1,843 +

3.8.3 The housing and other Uses for each Transect Zone shall be subject to further adjustment at the building scale as limited by Table 19, Table 20 and Section 5.9.



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DENSITY CALCULATIONS

Scale 1" = 600'